

Monarch Point Imperial Wharf, SW6

CHESTERTONS











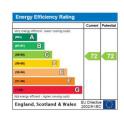
A seventh floor Penthouse apartment arranged as a grand atrium style reception room with River facing roof terrace, leading to a 26ft dining space with doors to a separate kitchen area, together with three double bedrooms and three bathrooms. The apartment benefits from built in wardrobes throughout, secure direct lift access and underground parking.

Imperial Wharf lies on the banks of the River Thames on the border of Fulham and Chelsea and comprises of residential flats and a number of shops and high end restaurants. Further on site amenities include a concierge service, extensive communal gardens and a riverside walk forming part of the Thames Path.

Transport links are excellent with Imperial Wharf over ground station only a short stroll away which gives access to Clapham Junction (1 stop) and West Brompton (District Line - 1 stop).

- Seventh floor Penthouse apartment
- Reception room, roof terrace, dining space, kitchen
- Three double bedrooms, three bathrooms
- Secure direct lift access, underground parking

Asking Price £2,800,000



Tenure: Leasehold 974 years 6 months

Service Charge: £11,644 pa **Ground Rent:** £425 pa

Local Authority: Hammersmith & Fulham

Council Tax Band: $\mbox{\it H}$

Chestertons Fulham Road Sales

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Monarch Point, SW6 Approximate Gross Internal Area: 282.42 Sq. metres 3040 Sq. feet Key : CH - Ceiling Height BALCONY 13'6" x 4'4" [4.11 x 1.32] RECEPTION ROOM 26'4" x 21'8" KITCHEN/ DINING ROOM 33"11" x 15"6" [10.33 x 4.72] LIVING ROOM 31'0" x 23'5" [9.44 x 7.14] CH 4.20m ROOF TERRACE 76'0" x 14'2" [23.16 x 4.33] BEDROOM 13'0" x 9'5" [3.96 x 2.87] BEDROOM 18'9" x 17'2" [5.72 x 5.23] BEDROOM BALCONY 13'8" x 11'7" [4.17 x 3.52] 13'1" x 4'0" [3.99 x 1.22] SIXTH FLOOR SEVENTH FLOOR Not to scale, for guidance only and must not be relied upon as a statement of fact.

